127.A	0004	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	542,800	/	542,800
USE VALUE:	542,800	/	542,800
ASSESSED:	542,800	/	542,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #: 7

Owner 1:	VALLIMONT BRIAN & AMANDA
Owner 2:	
Owner 3:	
Street 1:	7 MOULTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STACK STEPHEN E -
Owner 2:	MCGEE GEORGINA A -
Street 1:	7 MOULTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1436 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	542,800			542,800
Total Card	0.000	542,800			542,800
Total Parcel	0.000	542,800			542,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.99 | /Parcel: 377.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	313477
GIS Ref	
GIS Ref	
Insp Date	11/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.A-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	534,500	0	.		534,500	534,500	Year End Roll	12/18/2019
2019	102	FV	494,100	0	.		494,100	494,100	Year End Roll	1/3/2019
2018	102	FV	436,000	0	.		436,000	436,000	Year End Roll	12/20/2017
2017	102	FV	396,700	0	.		396,700	396,700	Year End Roll	1/3/2017
2016	102	FV	398,500	0	.		398,500	398,500	Year End	1/4/2016
2015	102	FV	337,400	0	.		337,400	337,400	Year End Roll	12/11/2014
2014	102	FV	321,700	0	.		321,700	321,700	Year End Roll	12/16/2013
2013	102	FV	424,300	0	.		424,300	424,300		12/13/2012

!15903!

PRINT

Date	Time
12/11/20	05:34:22

LAST REV

Date	Time
11/18/19	10:44:51
danam	
15903	

USER DEFINED

Prior Id # 1:	81976
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STACK STEPHEN E	118-50		9/13/2011		322,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2019	305	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
1/6/2014	Info Fm Plan	BR	B Rossignol
2/2/2012	NEW CONDO	BR	B Rossignol
12/12/2011	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8260																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	41.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	390.286
Other Features:	57000
Grade Factor:	0.90
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666846
Depreciation:	124033
Depreciated Total:	542813

COMMENTS

GLA=1436.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 1436,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	421.51
Special Features:	0	Val/Su Net:	377.99
Final Total:	542800	Val/Su SzAd	377.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,436	390.290	560,450
Net Sketched Area:		1,436	Total:	560,450
Size Ad	1436	Gross Are	1436	FinArea 1436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

127.A-0004-0007.0

IMAGE

AssessPro Patriot Properties, Inc